Our Ref: LDC3699

25th January 2021

Planning Department
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

LINCS DESIGN CONSULTANCY

12 Vickers Lane
Louth
Lincolnshire
LN11 9PJ

T : 01507 611155

E : admin@lincsdesignconsultancy.co.uk

www.lincsdesignconsultancy.co.uk

Dear Sir/ Madam,

S73 Variation of Condition Application in relation to Outline Permission H11-1207-17 | Land between Seagate Road and B1359 Wisbech Road, Long Sutton.

Please find enclosed a S73 application and Flood Risk Assessment to vary the wording of Condition 12 of application H11-1207-17

Condition 12 of the outline approval stated;
'The Development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by SM Hemmings, report ref:3359-SH-SEAG-XX-RPT-AR-0002, dated 29 August 2017 and the following mitigation measures detailed within the FRA:

- *Finished floor levels of the proposed development will be set no lower than 3.7 mAOD, maximum of 800mm above existing ground level.*
- *Flood resilient and resistance measures will be incorporated into the development.*
- *The development will be two storey*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any period as may subsequently be agreed, in writing, by the local planning authority.

The applicant seeks to provide a number of 1 storey bungalows as part of the development to provide a mixture of house types. Discussions have been undertaken with the Environment Agency it has been agreed that 1 storey dwellings can be constructed provided that the finished floor levels are set above the 2115 1in 1000 (0.1%) Breach Scenario. As described in the accompanying Flood Risk Assessment the finished floor level all of the 1 storey dwellings within this development will be raised 1m above existing ground level to provide the required mitigation. The 2 storey dwellings will be set as per the previously agreed level.

The condition should therefore be re-worded to read;

'The Development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Lincs Design Consultancy, report LDC3699, dated 09 December 2021 and the following mitigation measures detailed within the FRA:

- *Finished floor levels of the proposed 2 storey will be set no lower than 3.7 mAOD,*
- *Finished floor levels of the proposed 2 storey dwelling be set a minimum of 1m above existing ground level.*
- *Flood resilient construction methods incorporated to a minimum height of 300mm above the predicted flood level.*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any period as may subsequently be agreed, in writing, by the local planning authority

If you require any further information, please do not hesitate to contact me.

Yours faithfully

Ricky Newton
Director